RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

Ansel L. Davis, Esq.
Ansel L. Davis, P.L.L.C.
801 18th Ave. South
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$727,092.00.**

Affiant

Subscribed and sworn before me this 30th day of Aug, 2001.

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
Michael P. Vandenbergh and wife, **Linda K. Breggin** **3738 Whitland Ave.** **Nashville, TN 37205**	Bank of America 2059 Northlake Parkway Tucker, GA 30084	**104-09** **184.00** **26W05975**

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Ansel L. Davis, Trustee, with full power of sale, ("Grantor"), has this day bargained and sold, and does hereby transfer, sell, assign, set over unto and convey to Michael P. Vandenbergh and wife, Linda K. Breggin, as tenants by the entities, ("Grantee"), their successors, heirs and assigns, all that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit "A" which is attached hereto and made a part hereof.

This is improved property commonly known as 3738 Whitland Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title, and interest thereto belonging unto Grantee, their successors, heirs and assigns forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey said real estate and that the same is unencumbered, except only as set forth in Exhibit "A" hereto. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their successors, heirs and assigns against the lawful claims of all persons whomsoever, except only as otherwise set forth in Exhibit "A" hereto.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2001.

Ansel L. Davis, Trustee

Davidson County DEEDWARR
Recvd: 09/07/01 07:28 2pgs
Fees:13.00 Taxes:2690.24
20010907-0097066

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ansel L. Davis, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.
as Trustee

Witness my hand, at office, this 30th day of Aug, 2001.

My Commission expires: 9.29.01

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 9 and the westerly 50 feet of Lot No. 10 of Block "C" on the Plan of Whitland Realty Company's Subdivision, as of record in Plat Book 332, page 141, Register's Office for said County, described as follows:

Said easterly part of Lot No. 9 and the westerly part of Lot No. 10 front together 75 feet on the northerly side of Bowling Avenue, now Whitland Avenue, and run back between lines 200 feet to a dead line on which it measures 75 feet.

Being the same property conveyed to Ansel Davis, Trustee with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary, by deed from Gerard D. Papazian and wife, Christianne Papazian, of record as Instrument No. 200007190071321, said Register's office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; and (2) all matters appearing on the Plan of record in Plat Book 332, page 141, said Register's Office.